

1                                   **CITY OF NORTH BEND PLANNING COMMISSION MEETING MINUTES**

2                                   Thursday, March 28, 2013 at 7:00 PM

3                                   City Hall Conference Room,

4                                   211 Main Avenue North, North Bend, WA 98045

5    *Please Note: A complete audio recording of this meeting is available on the City of North Bend website,*  
6    [www.northbendwa.gov](http://www.northbendwa.gov), under Commissions - Planning Commission - Meeting Audio.

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8    **CALL TO ORDER**

9    The meeting was called to order at 7:02 PM.

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11   **ROLL CALL**

12   Planning Commissioners present: Bruce Bjorklund, Gary Fancher, Scott Lee, Jim Luckey, Rob McFarland  
13   (Chair), and Piper Muoio. Commissioner Elwood was unable to attend, and has been excused from tonight's  
14   meeting. City Staff present: Gina Estep, Community & Economic Development Director; Mike McCarty, Senior  
15   Planner.

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17   Note: The Minutes from the previous Planning Commission Meeting held March 14, 2013, were not available in  
18   time for tonight's meeting.

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20   **AGENDA ITEM #2: PUBLIC COMMENT ON NON-AGENDA ITEMS (LIMITED TO 3**  
21   **MINUTES PER PERSON)**

22   Chair McFarland asked if any citizen wished to comment on a non-agenda item. Travis Bridgman, 713 Ogle Ave.  
23   NE, North Bend, WA 98045, said that he is quite proud to live in a community that can alter laws and get stuff  
24   done in a short amount of time. It (North Bend) is a living, thriving community and things do have to shift and  
25   mold, and he is happy that there are people who will stand up and get things done.

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27   **AGENDA ITEM #3: PUBLIC HEARING – AMENDMENTS TO NBMC TITLE 18 ZONING**  
28   **CONCERNING SINGLE-FAMILY RESIDENTIAL USES WITH THE COTTAGE**  
29   **RESIDENTIAL ZONE**

30   Chair McFarland opened the Public Hearing at 7:03 PM.

31  
32   Steve Short, from Washington Farm & Land Company, a real estate brokerage company, 34829 NE 14<sup>th</sup> St.,  
33   Carnation, WA spoke. Mr. Short said he represents Myron Sangren (Parcel Identification Number 1523089240)  
34   who owns five acres of Cottage Zoned property west of the Covenant Church on Cedar Falls Way. Mr. Short said  
35   that Mr. Sangren was charged \$200,000 for the assessment of the utilities there because the property is considered  
36   viable for development. Mr. Short said he has had three developers take a shot at it (development of the  
37   property), and none considered it viable for development. The primary reason was the size of the homes allowed.  
38   Mr. Short said what he is here to do on behalf of Mr. Sangren is to convince the Planning Commission not to  
39   draw a line in the sand, and try to make their rules adjustable so it is plausible, practicable, and viable for some  
40   developer to do it (develop the land). Mr. Short also spoke of low income housing, and the viability of a 1450  
41   square foot home. Mr. Short asked if the minimum square footage might be increased. His experience is that  
42   1450 square feet is a good low point that will provide low income people with something that is useful. His  
43   suggestion for the high side is 1850 square feet. There were questions and answers between the Commissioners  
44   and Mr. Short concerning the reasons why developers did not wish to develop the property.

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46   Travis Bridgman, 713 Ogle Ave. NE, North Bend, WA 98045, said he was very happy to hear what Mr. Short had  
47   to say, and that it was very informative.

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49   Chair McFarland asked if there were any other comments on this agenda item. None was offered. Chair  
50   McFarland closed the Public Hearing at 7:16 PM.

1 **AGENDA ITEM #4: PLANNING COMMISSION DELIBERATION AND POSSIBLE**  
2 **RECOMMENDATION ON AMENDMENTS TO NBMC TITLE 18 ZONING CONCERNING**  
3 **SINGLE-FAMILY RESIDENTIAL USES WITH THE COTTAGE RESIDENTIAL ZONE**

4 Gina Estep reviewed Cottage Housing. Ms. Estep distributed to the Planning Commissioners a transcript of the  
5 February 5, 2013 City Council Minutes concerning the Council's discussion of Cottage Housing. Ms. Estep said  
6 Council's intent was to send this subject back to the Planning Commission for clarification on whether standard  
7 sized homes would be allowed in this zone or not. The Council wished to go back and ask the Planning  
8 Commission if it concurs that the intent of the zone was to create a space for cottage housing.

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10 Ms. Estep related her conversations with developers concerning cottage housing. There was a discussion between  
11 Ms. Estep, Mike McCarty, and the Commissioners concerning cottage housing. There was also a discussion of  
12 Planned Neighborhood Districts (PNDs).

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14 Commissioner Luckey distributed out to the Commissioners a one page flyer, and asked the Commissioners to  
15 follow the links contained in the flyer after the meeting tonight.

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17 Chair McFarland asked if there was a motion on Cottage Housing. Commissioner Fancher motioned to Approve  
18 the amendments to NBMC Title 18 Zoning concerning Single Family Residential uses within the Cottage  
19 Residential Zone, as amended. Commissioner Lee seconded the Motion. Chair McFarland asked for discussion.  
20 Commissioner Fancher said he wanted to move to strike as a permitted use Single Family Residences and  
21 designed manufactured homes in the DC and USOD Zones. Chair McFarland said that Commissioner Fancher  
22 needs a second on his friendly amendment to his first motion. Commissioner Lee seconded Commissioner  
23 Fancher's friendly amendment. There was discussion of Commissioner Fancher's two motions.

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25 Chair McFarland called for a vote on Commissioner Fancher's friendly amendment to his motion, to strike as a  
26 permitted use Single Family Residences and designed manufactured homes in the DC and USOD Zones. The  
27 vote was 1-5 (Bjorklund, Lee, Luckey, McFarland, Muoio) to approve. The friendly amendment failed.

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29 Chair McFarland called for further discussion on Commissioner Fancher's original motion. No further discussion  
30 was offered. Chair McFarland called for a vote on Commissioner Fancher's first motion to Approve the  
31 amendments to NBMC Title 18 Zoning concerning Single Family Residential uses within the Cottage Residential  
32 Zone, as amended, and seconded by Commissioner Lee. The vote was 6:0 to Approve.

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34 Mr. Scott made another comment on cottage housing, and the difference between urban and suburban.

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36 **AGENDA ITEM #5: INTRODUCTION – AMENDMENTS TO ZONING MAP AND NBMC**  
37 **18.10 CONCERNING PROPERTIES AN THE NORTH SIDE OF E. NORTH BEND WAY**  
38 **BETWEEN CEDAR FALLS WAY ROUNDABOUT AND THRASHER AVE. NE (DON**  
39 **TORGUSON REQUEST (DOCKET #2)**

40 Mr. McCarty said that the author of the city's staff report is Jamie Burrell, who was unable to be at tonight's  
41 meeting. Mr. McCarty briefed the Commissioners on this docket request, and that the citizen who brought  
42 forward this docket request does not think the Low Density Residential (LDR) zone is appropriate given the  
43 property proximity to downtown, that it is on an arterial street, and adjacent to Torguson Park, and wants to  
44 change it to High Density Residential (HDR). Mr. McCarty said that staff basically concurs with that assessment.  
45 Mr. McCarty said one question staff wanted to bring up for discussion is whether to apply the application of the  
46 Limited Commercial Overlay District that was created about one year ago on Park Street and extending that to  
47 this (subject) property to allow things like doctor's offices, attorney's offices, things that are not more intense  
48 retail, but still gives some kind of commercial opportunity. The staff report proposal as Ms. Burrell has written it  
49 is to allow the change from LDR to HDR, with the limited commercial overlay district included.

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51 There was discussion between the Commissioners, Ms. Estep, and Mr. McCarty concerning this docket request.  
52 Mr. McCarty said that this proposal has not yet been noticed to the public as this is solely an introduction to the  
53 Planning Commission and that there will be a Public Hearing for this docket request at a future meeting. Mr.  
54 McCarty also said another issue is that directly across the street from the subject property are properties in the  
55 LDR zone, and whether to also consider changing those properties to HDR. There was a consensus among the

Commissioners to not include the Limited Commercial Overlay Zone, but to include the change from LDR to HDR as proposed by the citizen making the docket request, and not to extend the HDR zone to properties across the street in the proposal to be noticed to the public.

**AGENDA ITEM #6: INTRODUCTION – AMENDMENTS TO COMPREHENSIVE PLAN LAND USE DESIGNATION AND ZONING MAP CONCERNING PROPERTIES ON E. PARK STREET (DOCKET #5)**

Mr. McCarty briefed the Commissioners on this docket request. Because the underlying Comprehensive Plan designation was residential, these subject properties could not be re-zoned to commercial at the time of the previous private initiated zoning amendment request made in 2011, so a special Limited Commercial Overlay Zone was created on top of the HDR zone. Mr. McCarty said that staff feels changing the zoning from HDR to Downtown Commercial (DC) would be appropriate. Mr. McCarty said that this proposal has not yet been noticed to the public as this is solely an introduction to the Planning Commission and that there will be a Public Hearing for this docket request. There was discussion between the Commissioners, Ms. Estep, and Mr. McCarty concerning this docket request. Commissioner McFarland suggested limiting the revision to the Commercial Land Use Designation /DC zone to the properties on the North Side of Park Street, with the south side remaining as Residential/HDR with the Limited Commercial Overlay District. There was discussion by the Planning Commission on this suggestion. Mr. McCarty asked for direction from the Commissioners on how to notice this proposal to the public, either as proposed in the docket request or some other more limited change. There was a consensus among the Commissioners to keep the proposal as presented in the staff report.

**ADJOURNMENT:**

Chair McFarland asked if there was a motion to adjourn. Commissioner Muoio motioned to adjourn the meeting; Commissioner Bjorklund seconded the motion. The meeting adjourned at 8:33 PM.

**NEXT PLANNING COMMISSION MEETING:**

The next Planning Commission meeting will be held April 11, 2013 at the City Hall Conference Room.

ATTEST:

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Rob McFarland, Chair

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Mike McCarty, City of North Bend